Scheme 1 - Viable

Scheme 2 - Unviable

Affordable housing

							constant
	Gross development value [All income from		Affordable housing		Gross development value [All income from Scheme 2] Constant		Planning obligations to council CIL
			Planning obligations to council CIL				constant
							Profit to developer and builder
			Profit to developer and				constant
			builder				
	Scheme 1] Constant		Development costs such as construction and professional fees				Increase in development costs such as construction and professional fees
			Cost of the land				Cost of the land constant

The economic viability of Scheme 1 includes affordable housing. The economic viability of Scheme 2 does not. Developers argue that affordable housing is the only part of the costs that can be realistically reduced.